

IN RE: PETITION FOR SPECIAL HEARING
NE/S Yorkway, 715' SE of the
c/1 of Leeway
(2625 Yorkway)
12th Election District
7th Councilmanic District
Nathan J. Winslow, et ux
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 89-257-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve the nonconforming use of the subject property as a four unit apartment building in a D.R. 10.5 zone as more particularly described in Petitioner's Exhibit 1.

The Petitioners, and the Contract Purchaser, by David G. Johnston of Landex, Inc., appeared, testified and were represented by John B. Contrum, Esquire. Also appearing on behalf of the Petition were Douglas Kennedy, a registered professional engineer with KCM Consultants, Inc., who prepared Petitioner's Exhibit 1, Griffith Davis, and Ron Gajewski. Petitioner's Exhibit 1 contains additional notations placed thereon by the attorney for the Petitioner. There were no Protestants.

Testimony indicated that the subject property, known as 2625 Yorkway, was improved by a four unit apartment building in 1943 or 1944. Testimony indicated that there are two units on the first floor of the building and two units on the second floor. The basement portion of the building is improved with storage and utility space. Tax records submitted into evidence establish that the subject building has been assessed and transferred over the years as at least a four unit apartment building continuously and without interruption since approximately 1943. Testimony and evidence presented substantiates that the building was originally

constructed as a four unit apartment building and has been used consistently used as a four unit apartment building since its original development. The evidence tends to indicate the subject property was zoned "D" residential during the 1945 Baltimore County Comprehensive Zoning. The evidence further establishes that the exterior parameters of the building have not changed or been altered since the original construction.

Numerous other cases have been considered over the years for nonconforming use in the immediate vicinity. Affidavits from those cases also were introduced by Petitioner and indicate that the Yorkway units were all built at about the same time in 1943 or 1944 as four unit apartment buildings. Over the years some buildings have added additional units in the basement area. In almost every case, without exception, nonconforming uses have been granted for at least four units. Case No. 89-103-SPH was decided in September, 1988 for 2532 Yorkway for a similar building in the next block. Additionally, Case Nos. 88-14-SPH and 86-290-SPH found that nonconforming uses existed for at least four apartments since prior to 1945. In the instant case, the Petitioner requests a nonconforming use for the original four apartment units only.

The first issue to be determined in a nonconforming use case is whether or not the property in question was legally and permissibly developed prior to the statutory change which created the alleged nonconforming status. The four unit apartment building in the instant case was constructed prior to the adoption of the 1945 zoning regulations. This property is often referred to by the Petitioner and in this Opinion as an apartment building. This building is an apartment house as that term was defined in the original 1945 Baltimore County Zoning Regulations (B.C.Z.R.). That term was then defined as:

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"A detached building used and/or arranged for occupancy as dwellings for three or more families as separate housekeeping units. All such housekeeping units shall have unit 1a use and be supplied, in common, with heat, sewerage, and/or other public convenience or utilities."

There is evidence of heat and public utilities in common and an acceptable number of units. Therefore, the building does comply with the "D" residential zoning placed on the land on January 2, 1945 for an apartment house. "D" residential zoning permitted all uses as provided for under a "C" residential zone and "C" residential zoning permitted apartment houses as a matter of right.

The Petitioner has established that the building existed prior to January 2, 1945 or the beginning of zoning regulations. The Petitioner has also established that the building was acceptable under the "D" residential zoning in place from January 2, 1945 through 1955.

The second principal to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the property. A determination must be made as to whether or not any change that has occurred is a different use and therefore breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered nonconforming. See *McKenny v. Baltimore County, Md.*, 39 Md. App. 257, 385 A2d. 96 (1978).

Clearly, the use of the subject property has not changed since 1943. The property has always been a four unit apartment building and there have been no changes or interruptions in that use. The subject property was also in compliance with the original "D" residential zoning for an apartment house for four (4) apartment units.

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The Petitioner does not claim an expansion of this use beyond the original four apartments. The evidence establishes the apartments in the subject building have been occupied continuously and without interruption since approximately 1944.

Pursuant to the advertisement, posting of the property, and public hearing held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of December, 1988 that the Petition for Special Hearing to approve the nonconforming use of 2625 Yorkway as a four unit apartment building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
Date 12/29/88
By [Signature]

-4-

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
XEROX 887-3353

J. Robert Haines
Zoning Commissioner

December 29, 1988



Dennis F. Rasmussen
County Executive

John B. Contrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
NE/S Yorkway, 715' SE of the c/1 of Leeway
(2625 Yorkway)
12th Election District - 7th Councilmanic District
Nathan J. Winslow, et ux - Petitioners
Case No. 89-257-SPH

Dear Mr. Contrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel
File

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as a legal non-conforming use the following buildings (each with four apartments) located on Yorkway, Baltimore County, Maryland (#2506, #2611, #2613, #2625).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Judith S. Siegel, President

(Type or Print Name)

Signature

Landex Corporation

790 Centerville Road, Bldg. 6

Address

Warwick, R.I. 02886

City and State

Attorney for Petitioner:

John Contrum

(Type or Print Name)

Signature

809 Eastern Blvd.

Address

Essex, Md. 21221

City and State

Attorney's Telephone No.: 301-586-8273

Legal Owner(s):

Nathan J. Winslow, et. ux.

(Type or Print Name)

Signature

(Type or Print Name)

200 [Signature]

1993 [Signature]

DATE 12/29/88

Signature

9703 Oak Summit Avenue

Address

Baltimore, Maryland 21234

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING - 1 Day (over)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
OTHER
REVIEWED BY: [Signature] DATE 11/29

Douglas L. Kennedy, P.E.
William K. Woody, L.S.

KCM Consultants, Inc.

Civil Engineers and Land Surveyors

1777 Reisterstown Road

Commerce, Suite 175

Baltimore, Maryland 21208

(301) 484-0894 / 484-0963

November 29, 1988

PETITIONER/CONTRACT PURCHASER:

LANDEX CORPORATION

250 Centerville Road, Bld. 'F'

Warwick, Rhode Island 02886

Attn: Ms. Judith Siegel

(401) 732-5430

PROPERTY DESCRIPTION TO ACCOMPANY

PETITION FOR SPECIAL HEARING

12th ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point in the northeasterly line of Yorkway, as now laid out fifty feet wide, distant six hundred eighty-seven and fourteen one-hundredths feet southeasterly measured along said northeasterly line of Yorkway from the southeasterly line of Leeway as now laid out sixty feet wide, all as shown on Plat No. 4 of DUNDALK dated April 1940 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 12, folio 63, and running thence north forty degrees thirty-eight minutes fifty-two seconds east one hundred two and one one-hundredth feet to intersect the southeasterly line of a fourteen foot alley there situate and as shown on said plat, thence binding on the southeasterly line of said alley south forty-nine degrees seventeen minutes forty seconds east sixty-six and forty-two one-hundredths feet, thence south forty degrees thirty-eight minutes fifty-two seconds west one hundred one and ninety-four one-hundredths feet part of which is distance is intended to be along the center line of a party wall there situate to intersect said northeasterly line of Yorkway, thence binding on said northeasterly line of Yorkway north forty-nine degrees twenty-one minutes eight seconds west sixty-six and forty-two one-hundredths feet to the place of beginning the improvements thereon being now known as 2625 Yorkway.

#2625 YORKWAY Acc. #12-18-049053

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

December 29, 1988



Dennis F. Rasmussen
County Executive

Community Development Administration

45 Calvert Street

Annapolis, Maryland 21401

Benton Mortgage Company

5731 Lyons View Drive

Nashville, Tennessee 37919

RE: Yorkway Apartments

Gentlemen:

I have this day taken testimony and evidence with respect to the following Yorkway Apartment Buildings:

2513 Yorkway
2515 Yorkway
2517 Yorkway
2519 Yorkway
2521 Yorkway
2506 Yorkway
2611 Yorkway
2613 Yorkway
2625 Yorkway
2605 Yorkway
2607 Yorkway
2627 Yorkway
2629 Yorkway
2504 Yorkway
2510 Yorkway
2511 Yorkway

Based on the testimony and evidence presented, I am issuing findings of fact and conclusion of law indicating that these buildings all have legal nonconforming uses as four unit apartment buildings.



AFFIDAVIT

My name is Connie Ports and my address is Apartment B, 2607 Yorkway, Dundalk Maryland 21222. I first moved to the Yorkway area in 1963 and after leaving for a short while, I moved back again in 1971. I have acted as a manager for several of the apartment buildings in the 2600 block of Yorkway and at one time managed 2619 Yorkway. I testified before the Baltimore County Board of Appeals in Case No. 88-14 with respect to 2609 and 2619 Yorkway. It was my testimony at that time under oath, that I have been in all of the buildings along the 2600 block of Yorkway and that they were all identical as four (4) unit apartment buildings, except that some apartments had added an additional apartment in the basement. It was and is my testimony that these buildings were all constructed originally as four (4) bedroom unit apartments and during the familiarity with these apartments for the 1960's up to the present time, these buildings have all been used continuously and uninterruptedly with four (4) apartment units per building.

I solemnly declare and affirm that the above statements are true to the best of my knowledge, information and belief.

Connie E. Ports
CONNIE PORTS

I hereby certify that on this 28th day of December 1988, before me, Notary Public for said State and County, personally appeared CONNIE PORTS, Affiant, and solemnly affirmed under the penalties of perjury and under oath in due form of law that the contents of the foregoing paper are true to the best of her knowledge, information and belief.

KAREN E. BECK
Notary Public
BALTIMORE CO., MD.

My commission expires: 7/1/90

**PETITIONER'S
EXHIBIT 3B**

LAW FIRM
ROMADIA,
GONTUM
& HENNEGAN
ESSEX, MARYLAND

AFFIDAVIT

My name is James Thompson and I am the Zoning Enforcement Supervisor for the Department of Planning and Zoning in Baltimore County, Maryland. I have been employed in the Zoning Office as a Zoning Enforcement Officer and as a Zoning Inspector for 11 1/2 years. For the past 6 years, I have acted as the Chief of the Zoning Enforcement Section. Over these years, I have become acquainted with the apartment buildings on Yorkway in the Dundalk area of Baltimore County. Numerous violations have been filed against various units on the Yorkway complex for exceeding the permitted number of units within the given zone. A review of the zoning records on the numerous violations which we have researched over the past decade indicates that the apartment units on the 2500 and 2600 block of Yorkway were all built about the same time in 1943 and 1944. The units were all built as four (4) unit apartments. When zoning became effective in January in 1945, these apartment buildings were classified as a Class D residential zone. This zone allowed three (3) units or more per dwelling. However, the original regulations provided for non-conforming uses as follows:

"A lawful non-conforming use existing on the effective date of the adoption of these regulations may continue, provided, however, upon any change from such non-conforming use to a conforming use, or any attempt to change from such

**PETITIONER'S
EXHIBIT 4**

DATE	TRANSFER NUMBER	NAME AND ADDRESS OF OWNER	DESCRIPTION AND LOCALITY OF PROPERTY	INCLUDES
1943	148	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	149	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	150	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	151	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	152	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	153	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	154	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	155	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	156	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	157	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	158	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	159	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	160	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	161	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	162	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	163	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	164	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	165	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	166	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	167	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	168	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	169	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	170	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	171	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	172	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	173	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	174	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	175	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	176	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	177	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	178	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	179	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	
1943	180	Yorkway Apartments Inc. - 2554 YORKWAY	1.11X103.06 N/S Yorkway N/E Cor. Leeway	

**PETITIONER'S
EXHIBIT 5**

IN RE: PETITION FOR SPECIAL HEARING
N/S Yorkway, 225' E of Leeway
(2609 Yorkway)
12th Election District
Kenneth W. Martin, et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-290-SPH

The Petitioners herein request a Special Hearing to determine whether or not approval should be granted for the non-conforming use of 2609 Yorkway as a four apartment building since 1945, and furthermore, the non-conforming use of two additional apartments in existence since 1951.

Pursuant to the advertisement and posting of the above referenced property, a public hearing on the Petition was held on January 28, 1986, at which time one of the Petitioners testified that six apartments had been rented continuously since his purchase of the property in 1980. A witness testified that both basement apartments were occupied from spring to fall of 1957.

Two Protestants testified that the building was constructed for four apartments. One of the Protestants testified that the building was constructed in 1945; that in 1963 he was aware of one basement apartment; and that currently he can see a cat living in another basement apartment. The other Protestant testified that through the years, he gradually became aware that there were basement apartments in the neighborhood.

At the request of the Petitioner, the case was continued. The file indicates that the Petitioner would contact the Deputy Zoning Commissioner within 60 days to arrange a date to continue the case. The file includes copies of both a July and a September letter from the Deputy Zoning Commissioner asking that the Petitioner request either a continuation or a dismissal of the case. At this time, no such request has been received.

**PETITIONER'S
EXHIBIT 6**

ORDER RECEIVED FOR FILING
Date: 1/1/89
By: [Signature]

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DOUGLAS L. KENNEDY, P.E.

KCM CONSULTANTS, INC.
1777 REISTERSTOWN RD., SUITE 175
BALTIMORE, MD. 21208

Jim Hajewski

773 CHARLESSTOWN RD.
GUTHRIE, MD. 21040

Gregory J. J...

1400 R. Baltimore, MD. 21210

DAVID G. JOHNSTON

LANDEX CORPORATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

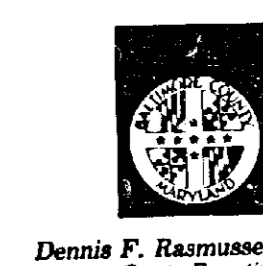
J. Robert Haines
TO: Zoning Commissioner
Date: December 28, 1988
Pat Keller, Deputy Director
FROM: Office of Planning and Zoning
LanDEX Corporation
SUBJECT: Zoning Petition Nos. 89-249-X thru 89-264-X

The applicant is requesting a special hearing to establish four apartment units within 19 buildings, the majority of which constitute York Park as shown on the applicant's site plan dated October 20, 1988. It is not clear from the applicant's submitted if buildings 2515, 2609, 2527 and 2529 are included in this request. Baltimore County has been involved with various improvements to this project. Money has been utilized in the past to rehabilitate and upgrade apartments within this project. There has also been an effort to clean up the railroad right-of-way that is located along the rear of block No. 9. Staff has no detailed comments or recommendation regarding this request.

PK/sf

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

December 20, 1988



Dennis F. Rasmussen
County Executive

Judith S. Siegel, President
250 Centerville Road
Belling Six
Warwick, Rhode Island 02886

RE: Case Numbers 89-249-SPH through
89-264-SPH - Yorkway

Dear Ms. Siegel:

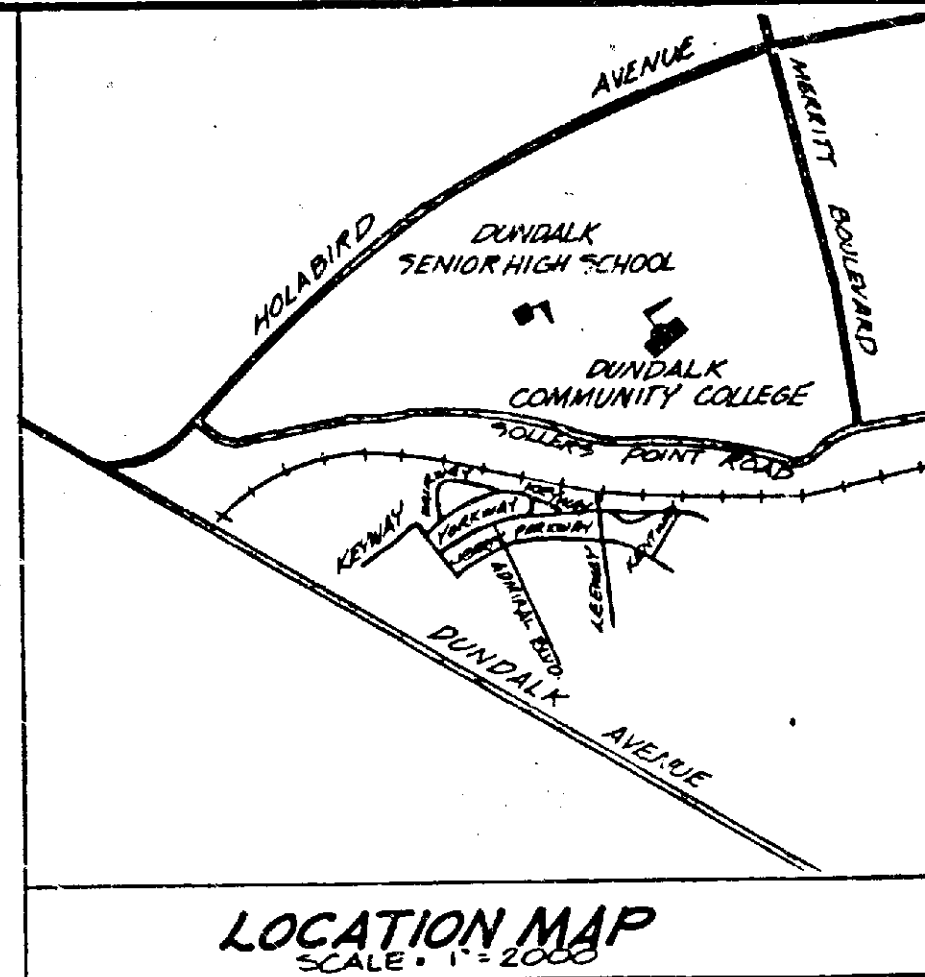
Upon review of the documentation which you have submitted in the above referenced cases supporting the evidence of a nonconforming use in the 16 locations on Yorkway which are the subject of the above referenced cases, I am satisfied that if all of the dwellings were constructed with four dwellings prior to January 2, 1945 that obviously an apparent nonconforming use existed at one time. Due to the extreme emergency of your mortgage obligations prior to December 31, 1988, I will provisionally approve the building permits subject to a final determination upon presentation of evidence in the hearing on December 29th. The 16 cases have been advertised and a hearing will occur on the 29th which will allow any protestants to provide any evidence in opposition to the existence of the nonconforming use.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:scj

PLAT NO. 4 OF "DUNDALK"
C.W.B., JR. 12, FOLIO 63



- SITE DATA**
- EXISTING ZONING D.R. 10-5
 - PROPOSED ZONING D.R. 10-5
 - ALL BUILDINGS SHOWN HEREON ARE EXISTING 2-STORY BRICK APARTMENT BUILDINGS CONTAINING 4-1 BEDROOM UNITS EACH.
 - PUBLIC WATER AND SANITARY SEWER PRESENTLY SERVE THIS SITE
 - OFF-STREET PARKING REQUIRED:
60-2 BR UNITS x 1.25 = 75
20-1 BR UNITS x 1.25 = 25
100 PARKING SPACES
- OFF-STREET PARKING PROVIDED: 0 PARKING SPACES

ADDRESS	OWNER	DEED REFERENCE	ACC. #
*2504 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-12-061010
*2506 YORKWAY	NATHAN J. WINSLOW ALICE E. WINSLOW	EHK JR 6558-612	12-08-004230
*2510 YORKWAY	GRIFFITH H. DAVIS	OT 5280-112	12-10-25250
*2511 YORKWAY	CARL J. VERSTANDIG DENISE VERSTANDIG	EHK JR 6900-206	12-08-056200
*2513 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043440
*2515 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-08-002842
*2517 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043441
*2519 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043442
*2521 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043443
2527 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-18-049050
2529 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-02-073350
*2605 YORKWAY	LOUIS PUGLESE MARY JOAN PUGLESE	EHK JR 7117-127	12-11-047661
*2607 YORKWAY	LOUIS PUGLESE MARY JOAN PUGLESE	EHK JR 7105-391	12-01-069120
2609 YORKWAY	JOSEPH R. KAPICHAP	SM 7572 - 350	12-11-001230
*2611 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-248	12-01-074432
*2613 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-257	12-01-074431
*2619 YORKWAY	JOSEPH R. KAPICHAP	SM 7576-244	12-11-047740
*2625 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-265	12-18-049053
*2627 YORKWAY	MICHAEL KOZLOWSKI ELIZABETH KOZLOWSKI GLENN WILLIAM DAVIS JOHN JOSEPH DAVIS	EHK JR 6026-204	12-18-049970
*2629 YORKWAY	MICHAEL KOZLOWSKI ELIZABETH KOZLOWSKI GLENN WILLIAM DAVIS JOHN JOSEPH DAVIS	EHK JR 6726-204	12-18-049111

**PETITIONER'S
EXHIBIT 1**

DEC 27 1988
KCW CONSULTANTS, INC.

* PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerce Suite 175
Baltimore, Maryland 21208
(301) 434-0963

DEVELOPER:
LANDEX CORPORATION
250 CENTERVILLE RD. BLDG. F
WARWICK, RHODE ISLAND 02886
ATTN: MS. JUDITH SIEGEL
(401) 732-5430

SITE PLAN
YORK PARK
12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' OCTOBER 20, 1988 DWG. G-1

REVISED FRONT SETBACKS, 12/27/88
FINAL SET. 12/4/88